

TRANSFER  
TAX  
PAID

## WARRANTY DEED

ROBERT S. FENTON, of Vassalboro, County of Kennebec, and State of Maine,

for consideration paid,

024682

grant to STEVEN J. LIBOLD and DEBRA A. LIBOLD, of Winslow, County of Kennebec, and State of Maine,

with *Warranty Covenants*, the land in Waterville, Kennebec County and State of Maine, bounded and described as follows, to wit:

PARCEL ONE

Beginning at an iron pin on the east side of the West River Road; thence in a general easterly direction a distance of four hundred fifty feet (450'), more or less, to an iron pin; thence in a general southerly direction a distance of four hundred feet (400'), more or less, to an iron pin; thence in a general westerly direction four hundred fifty feet (450'), more or less, to an iron pin on the east side of the West River Road; thence in a general northerly direction along the east side of the West River Road a distance of four hundred feet (400'), more or less, to the point of beginning.

PARCEL TWO

Also another certain lot or parcel of land on the southeasterly side of the West River Road in Waterville, Kennebec County, Maine, and further bounded and described as follows, to wit:

Beginning at an iron pipe found at the northwesterly corner of land conveyed to Constance Gray, et al. by D & R Development, Inc. and recorded on September 19, 1986 in Book 3025, Page 262 of the Kennebec County Registry of Deeds. Thence south sixty degrees zero minutes east (S 60 ° 00' E) for four hundred fifty and zero tenths feet (450.0') along other land of Constance Gray to a point. Thence north sixty-four degrees ten minutes forty-two seconds West (N 64 ° 10' 42" W) for three hundred sixty and two tenths feet (360.2') along remaining land of D & R Development, Inc. to a point. Regardless of bearings or distances, said point is to be located at least twenty-five feet (25.0') from the drip edge of the nearest corner of a garage roof located northeasterly of the point. Thence North forty-four degrees thirty-two minutes fifteen seconds West (N 44 ° 32' 15" W) for ninety-eight and forty-four hundredths feet (98.44') along remaining land of D & R Development, Inc. to the iron pipe found at the point of beginning.

PARCEL TWO is a triangular parcel of land containing five thousand nine hundred thirty-nine square feet more or less (5,939 sq. ft.). The triangular parcel is a small portion of the land conveyed to D & R development, Inc. by Gerald J. Hart et al. and recorded February 3, 1984 in Book 2652, Page 171 of the Kennebec Country Registry of Deeds.

EXCEPTING AND RESERVING from Parcels One and Two described above a certain lot or parcel of land bounded and described as follows: Beginning at an iron pipe found at the northwesterly corner of land conveyed to Constance Gray, et al. by D & R Development, inc.. and recorded on September 19, 1986 in Book 3025, Page 262 of the

13-170-1

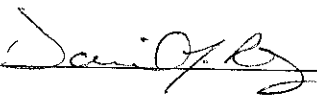
Kennebec County Registry of Deeds; thence S 44 ° 32' 15" E a distance of ninety-eight and forty-four hundredths feet (98.44') to a point; thence S 64 ° 10' 42" E a distance of one hundred sixty feet (160') to a point; thence in a general northeasterly direction and parallel with the West River Road a distance of one hundred sixty feet (160') to a point; thence in a general northwesterly direction a distance of two hundred fifty-two and four tenths feet (252.4') to a point on the southeasterly sideline of the West River Road; thence in a general southwesterly direction along the West River Road; thence in a general southwesterly direction along the West River Road a distance of one hundred sixty-five and two tenths feet (165.2') to the point of beginning.

13-170-1

Being the same premises conveyed to Robert S. Fenton by Warranty Deed of Maintenance Plus General Contractors, Inc. dated May 15, 1999 and recorded in the Kennebec County Registry of Deeds in Book 6124, Page 203.

Excepting therefrom an easement granted to Albert J. Ferran and Karen D. Ferran as recorded at the Kennebec County Registry of Deeds on June 17, 1999 at Book 5973, Page 140.

**WITNESS** my hand and seal this 22nd day of September, 2000.



  
Robert S. Fenton

**State of Maine**  
**Kennebec, ss**

Then personally appeared the above named Robert S. Fenton and acknowledged the foregoing instrument to be his free act and deed.

Before me,

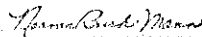
  
Notary Public

DAVID J. ROY  
Notary Public, Maine  
My Commission Expires July 21, 2001



RECEIVED KENNEBEC SS.

2000 SEP 25 PM 2:24

ATTEST:   
REGISTER OF DEEDS